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October 29, 2015**

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**CLOSED SESSION**

To discuss Property, Personnel and Litigation

**WORK SESSION**

**Council Questions and Comments:**

Council Member Matsumoto attended the Chamber Board meeting yesterday where they looked at their decimetrics, which look good, but there is concern about the winter and holiday numbers being down. Says a recent article about Aspen reported their Christmas would be a bust and they blame Park City. The Board also discussed their new ad campaign, which they hope will have a positive impact. This morning Matsumoto attended a Special Events Advisory Committee where there was a good discussion on what makes a good event for the city. The matrix they use is hard to quantitate everything, so they are taking another look at that, and they will have a subcommittee working on that to discuss at their next meeting in February.

Council Member Beerman attended two Mountain Accord meetings. The first reviewed proposals for a new program facilitator, whom they will choose within the next two weeks. The second meeting approved the environmental scorecard that evaluates the health of the ecosystems around the Wasatch. This is a big deal and something people have been asking for, for a long time. This scorecard will create a baseline of environmental health that can be measured every year that will guide decision making. He thanks Ann for work on this particular issue. Council Member Beerman asked Heinrich Dieters, Sustainability, if the bike racks on Main would stay through the winter. Dieters stated they will be pulled out Nov 8th. Council Member Beerman asked if Council could review the new locations before the bike racks are put back in the spring, to which Dieters responded in the affirmative. Council Member Beerman also asked what the timeline was for Park Avenue. Dieters indicated the contractor provided a substantial completion date of November 13th.

Council Member Henney related a transit story. Since bus drivers are frequently our guests' first interaction, it's desirable that they are great ambassadors for the City. Henney says he was on the bus last week when a group of adorable preschoolers got on the bus. The bus driver invited the kids to sing "The Wheels on the Bus," which

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they sang all the way to the Transit Center. Henney sang along too! He wishes Mayor Thomas a happy birthday.

Council Member Simpson attended Planning Commission last night and made it through half of their first agenda item; reports they had a heated discussion about parking on the alley by April Inn. Attended the Prospector Square Property Owners meeting, where they are excited they'll have a City Council liaison, who will be Council Member Henney. Simpson says the county bus shelters have a QR code that can be scanned to let them know if the shelters are dirty or need attention. She asked Blake Fonnesebeck if the City had that type of technology, to which Fonnesebeck stated they are looking into it. Simpson feels it would be nice if the City had that technology too, since we're all one system.

Mayor Thomas attended a meeting of a group that is addressing the issue of poverty in the community. Says they have some short-term goals on creating more computer and English classes; intermediate goals of a network guide ramp; and a long-range goal of creating a community center for that segment of the population. Today he attended a meeting at the Capitol with staff members for the State Historic Preservation Office (SHPO), and reports the SHPO voted unanimously to put the new library on the state listing and recommend it for the national listing. They were very complimentary of our work to recapture the original facade. Thomas thanks Jonathan Weidenhamer, Economic Development Manager, for his hard work on this project, as it has been accepted with open arms as an overwhelming success.

Anya Grahn, Planning, addressed questions about 923 Park Avenue. She reported the Building Department is working with the applicant to bring a crane out next week to lift the house out of the foundation it fell in to. Says she will let Council know when that happens so they can go watch. Bruce Erickson, Planning Director, will bring in a manager's report next week to summarize the events. Council Member Peek asked if the house was on the cribbing when it fell. Grahn states it was on the curbing, which gave way, resulting in the fall. Matsumoto asked about the type of cribbing that was used and if it was inferior. Mayor Thomas says bringing in a special engineer who's responsible for shoring would be helpful. Grahn says another house will be lifted and they added conditions of approval for a structural engineer to evaluate the stabilization of the house.

**Transportation 2015 Monthly Update:**

Alfred Knotts, Transportation Planning Manager, spoke to the monthly transportation update, along with Caroline Ferris, regional transportation director for Summit County, and Blake Fonnesebeck, Public Works Director. Knotts reported on winter traffic management, saying they've met with private and public stakeholders to address the issue. They held a focus meeting on October 8th where they reviewed what has been implemented to address what happened with the December 29<sup>th</sup> traffic nightmare last year. They laid out a Communications Plan which they hope to roll into the Transportation Management Association as a standing agenda topic. Knotts explained

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this association is a public-private partnership that will work collaboratively on transportation issues, co-chaired by himself and Ferris, and meeting monthly throughout the winter. They will come back before Council to address the topic of a Council liaison. Diane Foster congratulated Knotts for pulling this together, stating those at the meeting were decision makers who are committed to being there and it's very impressive.

Next, Knotts spoke to the 248 corridor plan done in 2009, which he recalibrated the counts and growth patterns on and submitted to UDOT. The good news is the projections are not hitting like they thought they would in 2009. The recommendation that came from the re-evaluation was regarding the four lanes within the existing right-of-way footprint having two dedicated HOV lanes. UDOT will review the modeling and making sure it's up to standard.

Council Member Simpson inquired how much it would cost to activate the traffic signal at Richardson Flat before it's warranted by UDOT. Knotts and Brooks Robinson, Transportation, states it would be \$250,000. Council Member Beerman asks if roundabouts have been considered at Richardson Flat. Knotts states they have not at Richardson Flat, but are looking at one at Bonanza Drive. Robinson states traffic patterns do not necessarily warrant a traffic signal there. Mayor Thomas suggests they should keep a discussion open regarding traffic circles, as once a signal has been put in, it's very difficult to reverse direction and go to a round-about. Regarding SR-224, Knotts says they are keeping this intersection on their radar to see if there are other improvements that can be made. Regarding the Transportation and Traffic master plan, Knotts says the annual report card will be coming to Council in November to give them a baseline on how we're performing overall.

Fonnesbeck reported on the short-range transit development plan. They've recommended changes on the draft memo and are waiting for that to come back next week. Reports that last week they held three open houses and a Technical Advisory Committee made up of people from businesses, resorts and lodging where they discussed bus schedules. Public open houses generated a good response where the theme was demand for extended hours and new routes. Fonnesbeck says the Main Street parking study has collected all the data they need and have an open house November 11th at Treasure Mountain Inn from 4:00-6:00 p.m.

Ferris says the city and county have worked hard and have some measurable goals with their new marketing program. She thanked the Mayor and Council for co-sponsoring the Citizens Advisory Committee on remote parking and says the County Council will sign this resolution November 4th. County Manager Fischer will appoint six members from the city and six from the county for this committee. Reports the County is working on the design for the new Transit center, trying to get to the point where they're comfortable with the drawings that have come back, which are 90% complete. Lastly, Ferris reports they are expecting a nearly final report on November 6<sup>th</sup> regarding the Canyons Spa Transportation Master plan.

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Knotts spoke to the Transportation Demand Management Study Existing Conditions, introducing Preston Stinger, Robert Eckols and Richard Brockmyer from Fehr & Peers. Stinger summarized the key findings from the study by discussing traffic data for SR-224 collected in January and again in July. He discussed traffic patterns and what they mean. Stinger also discussed weekday vs. weekend traffic for January and July. Comparing SR-248 with SR-224, SR-248 has lower volume and commuter patterns; SR-248 has higher percentage of heavy trucks. SR-228 has higher commercial vehicle traffic. Brockmyer next discussed data they collected regarding origins and destinations travel patterns. He further clarified the various methods of how the data is collected in response to Council's questions.

**Housing 2015 Monthly Update - 1450/1460 Project Planning:**

Phyllis Robinson and Rhoda Stauffer, Sustainability, along with Hans Cerny and Matthew Schexnyder with Caddis Architectural; Joe Crilly with CTS Engineering; Steve Brown, development consultant; and Anya Grahn, planning, discussed 1450-1460 Park Avenue, stating they're seeking from Council a choice of a site plan and preservation options. Stauffer thanked Grahn for helping her understand the process for this project.

Cerny discussed three schemes they've developed for this site with a focus on more shared communal areas as a focus rather than things like parking. All options include a mix of one- and two-bedroom single-family units. Cerny also discussed site elevations by saying they're not trying to match the historic homes but rather accentuate them by creating something on the contemporary side.

Council Members Matsumoto and Beerman say they don't agree with having one-bedroom residences but feel two-bedroom homes fit their target audience better. Council Member Simpson says she likes the one-bedroom homes. Council gave feedback on the site plans. There was concern voiced about parking, driveways, home placement in regards to setbacks, and home sizes being too small.

Foster clarified there is no requirement for parking to be provided for the historic homes, but all of the plans require a minimum of 12 parking spaces, with two for each new housing unit. Council prefers one dedicated space per unit, with two floater spaces. Council also discussed their preferences on parking solutions. Council Member Simpson says she doesn't remember this being a family friendly project but is OK with adding two-bedroom units and is in support of moving the historic houses forward to fit in to the community better. Council Member Beerman asked if it would be possible to do some units that are mobility friendly for seniors. Cerny reports the historic units are already that way.

Council agreed to move the historic buildings forward, to take a deeper look at the parking design, and agreed on the cottage design and having single-family units.

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Stauffer spoke to the treatment of the historic structures and says staff feels the safest way to deal with these units is with panelization. Peek discussed historic structures he's familiar with and says he thinks there are other options for these historic structures other than panelization, such as augmenting a sub-structure within the original structure. Foster says we have time on next week's agenda for a study session to have a more robust discussion on this topic. In response to Peek's opinion, Crilly says there's no successful way to "simply pick these homes up," as they will crumble in upon themselves.

Council Member Simpson asks for the architects to come back in a study session next week with dollar amounts on panelization vs. non-panelization. Robinson says the study session will need to take place on November 19th as several Staff members are not available next week.

**Avatech - Economic Development Grant:**

Jason Glidden, Special Events Manager, along with Thomas Lasko and Brint Markle from Avatech, presented the application for an economic development grant. Lasko began by discussing the background and history of Avatech, an outdoor technology company that relocated to Park City in 2014. They relocated to the Prospector Square area from Jeremy Ranch. The founders are from MIT and the company has 50+ years of engineering experience. They have grown from 5 to 15 employees in the last year and anticipate growing to 30 employees in the next three years. Lasko highlighted recent global awards they've won.

Markle thanks Council for welcoming them to Park City, saying they're very excited to be here. Last year they launched a snow pack instrument that downloads information to phones. Their products allow users to share real-time conditions in mountain communities in order to better plan their own outdoor experiences. He went on to detail the three platform technologies they will be rolling out next month, including terrain visualization, route planning and route tracking and an entire suite of GIS services available via mobile phone.

Mayor Thomas and Council thanked Avatech for coming to Park City and helping to grow our economy. Glidden says there will be future opportunities for the City to partner with Avatech on various projects.

**Proposed Changes to Title 4 of PC Muni Code, Chapter 8 – Event Licensing**

**Mountain Accord Interlocal Agreement - Phase II:**

Ober says there was concern from several communities about UTA continuing to house the Mountain Accord process. Therefore, it will now be housed under Wasatch Front Regional Council. This change makes Andrew Gruber, who is the head of Wasatch Front Regional Council, a member of the management team, and signs us up for Phase II.

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**Carbon Reduction & Energy Conservation 2015 Monthly Update:**

Ann Ober, Senior Policy Advisor, and Matt Abbott, Sustainability, say they are looking for feedback from Council in order to come back in December with programming goals. Ober outlined their energy resiliency timeline and says in December they will come back with a roadmap for the next six months.

Abbott defined net-zero energy as fuels like gas and diesel, as well as electricity and natural gas. Next, he explained the three paths they have outlined for Council to choose from. Path One includes an internal energy goal of city services reaching net-zero by 2040. Path Two incorporates a 40% reduction of carbon-based energy both internally and community wide by 2040. Ober states the 40% goal is part of the Georgetown Energy Prize Path specific to residential requirements, which staff has expanded to commercial. Path Three is reaching 100% reduction of carbon-based energy by 2050, both internally and community wide.

Council Member Simpson would like to strive for Path Two with an eye to Path Three, and states Path Three will only happen with incredible partnerships with business owners. Ober reminds Council this is a substantial goal and that no other community has gotten this far with such a goal. Council Member Beerman is in favor of Path Three, but would like to adjust the target date to be 2020 internally and 2030 for the community, as this is supposed to be a critical priority. He stated there will be technological and cultural shifts that will help us as we go along. He agrees with Simpson in that we have to have the community with us and get their buy-in to reach these goals. Council Member Matsumoto agrees with a more aggressive plan for Path Two, like maybe shooting for 2025; and Path Three by 2040. Council Member Peek likes Path Two. He touched on what changes in our community behavior will bring us to net-zero, such as purchasing more open space, and asked if that is accounted for in reaching this goal. Abbott says open space in regards to this priority is called ecosystem services and our current status on that is around 60%. Peek states other actions, such as heated driveways or accounting techniques on how net-zero is calculated, should not be weighted the same as actual actions. Ober states reducing our footprint before replacing it with other alternative sources will always be our first focus.

Council Member Henney indicated he is leaning more towards Path Three but with an adjusted target date of 2040. Mayor Thomas prefers Path Two, not because he doesn't agree with lofty goals, but feels there will be tough decisions to be made and wonders if we will have the courage to make those decisions. Council Member Matsumoto says we could set a goal of banning gas-powered cars by 2050. Council Member Beerman reiterates we need to aim higher with our goals and be serious about it. Simpson says she can't agree with Path Three yet and prefers Path Two.

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Public Hearing

Mayor Thomas opened the public hearing.

Katie Wright talked about a community group facilitated by Diane Foster in 2010 where they came up with a top priority of creating our own clean energy with an \$8 million price tag, so she believes people will support a net-zero goal.

Jackie Carey says we are a gutsy community and believes we can meet Path Three goals by 2030.

Brynn Carey says he thinks about climate change every day and that Aspen, CO, just became 100% renewable. He stated other cities and countries have set similar aggressive goals and gave statistics for our state if we get to net-zero energy. He gave an analogy of how cell phone ownership exploded because the cost became affordable and likened that to energy being cheaper in the years to come, making these goals reachable.

Connor Quinn, founder Alpine Collective, states his group sent a letter to Council, signed by all 20 of their members, saying they support Path Three. Says they are leaders in helping cities reach their environmental goals and feels we should move the timeline up from 2050.

Matt Omenhamer [sic] says he endorses Path Three, we have a huge opportunity here to make a difference and hopes we will seize upon it.

Michael Dalling, local business owner, asks Council to lead on this issue and that companies, jobs and wealth will follow as we work towards this goal.

Ed Lewis, says if we continue at the rate we're going, there will be no snow by 2050. Says we need to aim high and not worry about not achieving our goals. We have a young, passionate community who will make this work.

Tina Smith is proud the community is coming together to reach this goal. Doesn't feel we should tell people how big they can build their houses, but just make them pay the costs for their own energy consumption. She urges Council to be aggressive on their timeline goals as technology progresses very quickly.

Becca Gerber is in favor of Path Three as it is a huge opportunity for us to be leaders in climate change and bring our community together.

Caroline Glick, professional skier representing a non-profit group called Protect Our Winters, says we have a powerful opportunity to establish a precedent that we can be proud of. In traveling to other states, she gets tired of defending her decision to live in Utah, as we have a bad reputation for our dirty air. A more aggressive plan shows we're brave and we're glad to be Utahns.

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James O'Reilly, agrees with Path Three, but feels 2050 just seems so far out. We're at 7% non-zero right now and our conversation should be focused on how soon we can get to a more achievable goal, such as 20%.

Glen Wright also agrees with Path Three, and feels we need to look at the bigger picture as there will be parts of the earth that will be underwater if we don't make changes now.

Lauren Lockey with Sage Mountain, a farm animal advocate, is in favor of Path Three and urges Council to focus on our footprint as well, stating methane traps heat much more so than carbon and have a huge effect on greenhouse gas emissions. She believes that if we can push people to drive electric cars, we can push people to eat less meat.

Mike Deady supports Path Three, and feels it's not ambitious at all since he grew up in a California community similar to Park City where he sees people have already made substantial changes to renewable lifestyles. He also believes we need more measurable, realistic goals on our way to 2050.

Adam Cole says we're all creatures of habit and we can change our habits. Feels others will follow our example if we set the trend.

Mayor Thomas closed the public hearing. Council Member Matsumoto says she's in favor of Path Three with a condensed timeline with goals in between. Council Member Peek is in favor of Path Three. Council Members Beerman and Henney favor Path Three with more aggressive timelines. Council Member Simpson says Council raised affordable housing to a critical priority a year ago, but has yet to build one unit. Says there's no way we will meet these goals unless the public ensures it gets done. Mayor Thomas says he's been involved in the energy discussion since the 70s. People were behind the movement but it didn't take off. He feels that after 30 years, he sees a critical mass of people who can make it take off.

Ober asks Council their preference on what to call this – energy, energy resiliency, or environment. Abbott says the focus is currently on energy resiliency. Council majority was for calling it Energy.

**REGULAR  
MEETING**

**I. ROLL CALL** – Mayor Jack Thomas called the regular meeting of the City Council of Park City to order at 6:00 p.m. at the Marsac Municipal Building on Thursday, October 29, 2015. Council Members in attendance were Andy Beerman, Liza Simpson, Cindy Matsumoto, Dick Peek and Tim Henney. Staff members



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present were Diane Foster, City Manager; Matt Dias, Assistant City Manager; Rhoda Stauffer, Sustainability; Jenny Diersen, Special Events; and Karen Anderson, Deputy City Recorder.

**II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL  
AND STAFF**

**1. Manager's Report – Recent Increase in Film Permit Activity:**

MaryAnne Sorvino, business owner, says the filming situation in town has gotten out of control. She asked the City to be discretionary in granting permits and make day-to-day activities easier so lives are not disrupted. As far as Utahns in the industry, Sorvino says they are paid much below the industry standard.

Joe Thornhill, general manager Riverhorse, says filming has been disruptive but that they are in full support of filming and expansion of filming as it provides jobs, and most of the people in the Utah film industry are from Utah. Feels filming has many positive impacts and enhances Park City in general.

Council Member Beerman, speaking as a business owner, has seen positive impacts from film crews, but says they need to be managed better, follow our own rules and not alienate the community.

**2. Manager's Report – Park City Cemetery Plot Availability Update:**

**3. Manager's Report – Halloween Traffic and Circulation Plan:**

Council Member Simpson asked about manning all exits and entrances at China Bridge for the load in and load out. Jenny Diersen, Special Events, says they have signage and volunteers, and the police planned to be on site. Can't promise every single outlet will be manned but they have amped it up.

**III. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON  
THE AGENDA)**

**IV. CONSIDERATION OF MINUTES**

1. Consideration of a Request to Approve the City Council Meeting Minutes from October 8, 2015.
2. Consideration of a Request to Approve the City Council Meeting Minutes from September 24, 2015.

Council Members Henney and Beerman requested minor edits.

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Council Member Simpson moved to approve the above listed minutes with said changes. Council Member Henney seconded the motion.

Voting Aye: Council Members Simpson, Matsumoto, Beerman, and Henney.  
Council Member Peek recused himself. Minutes were approved as amended.

**V. CONSENT AGENDA**

1. Consideration of a Request to Establish a Blue Ribbon Citizen's Advisory Committee on Remote Parking Jointly with Summit County:

2. Consideration of a Resolution Authorizing the City Manager to Enter into a two-year Cooperative Agreement, in a Form Approved by the City Attorney, with Summit County, Utah, in an Amount Not to Exceed a Total of \$301,615 to Create an Alternative Transportation Trip Marketing Program; the City Would be Responsible for 50% of the \$301,615, or not more than \$150,807.50:

3. Consideration of a Request to Remand the Alice Claim Subdivision and Plat Amendment back to the Planning Commission:

Council Member Simpson moved to approve the Consent Agenda. Council Member Beerman seconded the motion.

Voting Aye: Council Members Simpson, Matsumoto, Beerman, Peek and Henney.

**VI. NEW BUSINESS**

1. Authorize the City Manager to Execute a Professional Services Agreement, in a Form Approved by the City Attorney, with CH2M Hill Engineers, Inc., for Quinn's Junction Water Treatment Plant Process, Capacity, and Energy Management Upgrades Engineering Services in an Amount of \$499,500:

Roger McClain, Michelle DeHaan, Kyle MacArthur and Chad Busch, Water Department, along with Bina Skordis, and Brock Emersons with CH2 spoke to the Quinns Junction WTP to improve reliability and energy efficiency.

McClain reports Quinn's Junction recognizes 30% of the city's drinking water. They've been looking at impacts on their treatment reliability at that plant since it handles such a high volume of water.

DeHaan spoke to the challenges they had this year at Quinn's. She says they're very proud of this facility. She discussed Weber River water quality and how it impacts the Quinn's plant. They need to improve the reliability of this facility to be able to run on a 24/7 basis and provide water during high demand periods. DeHaan says there was untreatable river water from the spring runoff this past year that contained manganese

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and organics, and states pre-treatment may be necessary. Council Member Matsumoto asked why there was manganese in the water. DeHaan states she doesn't know as it has never been tracked in the Weber River before. Council Member Beerman wonders if the runoff from fires in the Rockport area was responsible.

DeHaan continued by discussing frazzle ice, which shut down the plant on New Year's Day 2015, resulting in the City being unable to help two ski resorts make snow. Says their solid handling facilities are substandard and we may potentially need to add future treatment facilities that were identified during the original design.

McClain continued by speaking to the RFQ the Water Department is seeking for engineering services for the water treatment plant upgrades. He states the main focus is water quality in relation to energy usage.

Public Hearing

Mayor Thomas opened the public hearing. No public comment. Mayor Thomas closed the public hearing.

**Council Member Simpson moved to approve the City Manager to execute a Professional Services Agreement, in a form approved by the City Attorney, with CH2M Hill Engineers, Inc., for Quinn's Junction Water Treatment Plant Process, Capacity, and Energy Management Upgrades Engineering Services in an amount of \$499,500. Council Member Beerman seconded the motion.**

**Voting Aye: Council Members Simpson, Matsumoto, Beerman, Peek and Henney.**

**VII. ADJOURNMENT INTO HOUSING AUTHORITY MEETING**

**Council Member Beerman moved to adjourn from the regular City Council Meeting. Council Member Simpson seconded the motion.**

**Voting Aye: Council Members Simpson, Matsumoto, Beerman, Peek and Henney.**

**VIII. HOUSING AUTHORITY MEETING**

**Roll Call** – Mayor Jack Thomas called the regular meeting of the Housing Authority to order at 7:00 p.m. at the Marsac Municipal Building on Thursday, October 29, 2015. Board members in attendance were Andy Beerman, Liza Simpson, Cindy Matsumoto, Dick Peek and Tim Henney. Staff members present were Diane Foster, City Manager; Matt Dias, Assistant City Manager; Rhoda Stauffer, Sustainability; and Karen Anderson, Deputy City Recorder.

**1. Consideration of the Housing Mitigation Plan for Central Park Condominiums:**

Rhoda Stauffer, Sustainability, along with Hank Lewis, representing the applicant, states they are seeking approval of the housing mitigation plan for the Central Park City

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condominiums. Stauffer says this was a 10-unit building that became an 11-unit building to accommodate an additional unit on-site. One of the market units is being converted into a deed-restricted unit, with the additional unit being a studio. Lewis says he agrees with staff's report.

Public Hearing

Mayor Thomas opened the public hearing. There were no comments. Mayor Thomas closed the public hearing.

**Council Member Beerman moved to approve the Housing Mitigation Plan for Central Park Condominiums. Council Member Matsumoto seconded the motion.**

**Voting Aye: Council Members Simpson, Matsumoto, Beerman, Peek and Henney.**

With no further business, the meeting was adjourned.

**CLOSED SESSION MEMORANDUM**

The City Council met in a closed session at approximately 1:30 pm. Council Members in attendance were Mayor Jack Thomas, Andy Beerman, Dick Peek, Cindy Matsumoto, Liza Simpson and Tim Henney. Staff members present were Diane Foster, City Manager; Mark Harrington, City Attorney; Jason Glidden, Special Events Manager; Bob Kollar; Phyllis Robinson, Communications & Public Affairs Manager; Polly Samuels McLean, Legal; Heinrich Dieters, Sustainability; and Jonathan Weidenhammer, Economic Development Manager.

**Council Member Beerman moved to close the meeting to discuss Property and Litigation. Council Member Simpson seconded the motion. Motion carried.**

The meeting for which these minutes were prepared was noticed by posting at least 24 hours in advance and by delivery to the news media two days prior to the meeting.

Prepared by Karen Anderson, Deputy City Recorder